



Office of the Mayor and Council  
City of College Park  
8400 Baltimore Avenue, Suite 375  
College Park, Maryland 20740  
Telephone: (240) 487-3501

**NOTICE OF FINAL DECISION  
of the  
MAYOR AND COUNCIL  
of the  
CITY OF COLLEGE PARK**

RE: Case No. CPV-2021-08 Name: Mario J. Ovalle-Argueta, et al  
and Daysi Santos

Address: 9741 51<sup>st</sup> Place, College Park, MD 20740

Enclosed herewith is a copy of the Resolution setting forth the action taken by the Mayor and Council of the City of College Park in this case on the following date:

November 9, 2021 .

**CERTIFICATE OF SERVICE**

This is to certify that on November 15, 2021 the attached Resolution was mailed, postage prepaid, to all persons of record.

**NOTICE**

Any person of record may appeal the Mayor and Council decision within thirty (30) days to the Circuit Court of Prince George's County, 14735 Main Street, Upper Marlboro, MD 20772. Contact the Circuit Court for information on the appeal process at (301) 952-3655.

Janeen S. Miller, CMC  
City Clerk

Copies to: Advisory Planning Commission  
City Attorney  
Applicant  
Parties of Record

PG Co. DER, Permits & Review Section  
M-NCPPC, Development Review Division  
City Public Services Department

***RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK  
ADOPTING THE RECOMMENDATION OF THE ADVISORY PLANNING  
COMMISSION REGARDING VARIANCE APPLICATION NUMBER CPV-2021-08,  
9741 51<sup>ST</sup> PLACE, COLLEGE PARK, MARYLAND, RECOMMENDING  
APPROVAL OF A VARIANCE FROM SECTION 27-120.01 (C) FROM THE PRINCE  
GEORGE'S COUNTY ZONING ORDINANCE, TO CONSTRUCT A DRIVEWAY***

- WHEREAS,** the City of College Park ("City") has, pursuant to §190-1 *et seq.* of the Code of the City of College Park ("City Code"), and in accordance with Sec. 27-924 of the Prince George's County Zoning Ordinance ("Zoning Ordinance"), enacted procedural regulations governing any or all of the following: departures from design and landscaping standards, parking and loading standards, sign design standards, and variances for lot coverage, setback, and similar requirements for land within the corporate boundaries of the City, alternative compliance from landscaping requirements, certification, revocation, and revision of nonconforming uses, and minor changes to approved special exceptions; and
- WHEREAS,** the City is authorized by City Code §190-1 *et seq.* to grant an application for a variance where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of the specific parcel of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, and a variance can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan; and
- WHEREAS,** the Advisory Planning Commission ("APC") is authorized by §190-3 of the City Code to hear requests for variances from the terms of the Zoning Ordinance with respect to lot size, setback, and similar requirements including variances from Sec. 27-120.01(c) of the Zoning Ordinance, and to make recommendations to the City Council in connection therewith; and
- WHEREAS,** Section 27-120.01(c) of the Zoning Ordinance provides that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling; and
- WHEREAS,** on August 24, 2021, Mario J. Ovalle and Daysi Santos ("Applicants"), submitted an application for a variance of 78 square feet (3 feet x 26 feet) to allow parking in front of the house for a property located at 9741 51<sup>st</sup> Place, College Park ("Property"); and
- WHEREAS,** on October 7, 2021, the APC conducted a hearing on the merits of the variance at which the APC heard testimony and accepted evidence including the staff report, exhibits, and the staff presentation with respect to whether the subject application meets the standards for granting a variance set forth in §190-4 of the City Code; and

**WHEREAS,** based upon the evidence and testimony presented, the APC voted 4-0-0 to recommend the approval of the variance; and

**WHEREAS,** the Mayor and Council are authorized by §190-6 of the City Code to accept, deny or modify the recommendation of the APC or return the variance application to the Commission to take further testimony or reconsider its recommendation with respect to the variance request; and

**WHEREAS,** the Mayor and Council have reviewed the recommendation of the APC as to the application for a variance and in particular have reviewed the APC's findings of fact and conclusions of law; and

**WHEREAS,** no exceptions have been filed.

**NOW THEREFORE,** the Mayor and Council are in agreement with and hereby adopt the findings of fact and conclusions of law of the APC with regard to CPV-2021-08 to approve a variance to permit a parking area encroachment in the front yard.

**Section 1 Findings of Fact**

- 1.1 The property is located at 9741 51<sup>st</sup> Place (Lot 21, Block S) in the Hollywood Subdivision and is within the North College Park Community Association boundaries.
- 1.2 The property and immediate neighborhood are zoned R-55, single-family residential.
- 1.3 The property is a rectangular 50-foot by 110-foot lot with a total area of 5,500 square feet.
- 1.4 The property is improved with an 832.8 square foot, one-story frame house that was built in 1950, and two sheds (70 square feet and 120 square feet).
- 1.5 Due to the location and configuration of the house, the property has narrow side yards (7-feet and 8-feet wide).
- 1.6 A chain-link fence surrounds the property. The property owner proposes to remove one section of the fence between two brick pillars on the right side of the lot to allow construction of a driveway.
- 1.7 Even though this section of street has permit parking, finding available on-street parking is often challenging.
- 1.8 Of the 28 properties that front this section of the block, 19 have driveways and 10 of these driveways, or 52.63%, encroach in front of the house.
- 1.9 One of the property owners has mobility issues, requiring parking that is safe, convenient, and close to the house.
- 1.10 The driveway encroachment ordinance was not adopted until 2002.



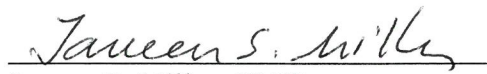
**Section 2      Conclusions of Law**

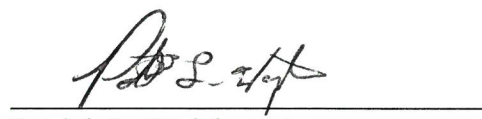
- 2.1      The property has an extraordinary condition in that the original 1950 construction and placement of the house created narrow side yards (before the amendment to the County Zoning Ordinance in 2002 that limits driveways in the front yard) which don't accommodate a standard-size driveway (10-feet) without encroachment in the front yard.
- 2.2      The strict application of the Zoning Ordinance will result in a practical difficulty by not allowing the construction of a driveway, which most homes on the street have, and that is needed to accommodate one of the property owners with mobility issues. The Applicants are requesting a ribbon driveway (two parallel tracks paved with a hard material and separated by an unpaved area) which will lessen the impervious surface on the Property and is the minimum encroachment necessary to construct the driveway.
- 2.3      Granting the driveway variance will not substantially impair the intent or purpose of the applicable County General Plan or County Master Plan since many of the properties with driveways in this section of the block have encroachments in front of the house.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of College Park, to approve CPV-2021-08 for a variance to permit a driveway encroachment in the front yard of 78 square feet (3 feet x 26 feet).

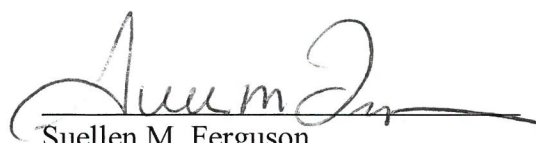
**ADOPTED**, by the Mayor and Council of the City of College Park at a regular meeting on the 9<sup>th</sup> day of November, 2021.

CITY OF COLLEGE PARK

  
Janeen S. Miller, CMC  
City Clerk

  
Patrick L. Wojahn, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

  
Suellen M. Ferguson  
City Attorney